



AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF PORT ORANGE

Meeting Date: Wednesday, January 14, 2026

Time: 9:00 AM

Type of Meeting: Regular

Location: Council Chambers, City Hall
1000 City Center Circle
Port Orange, Florida

A. CALL TO ORDER

1. Attorney Overview of Special Magistrate Code Enforcement Process
2. Consideration of Minutes - December 10, 2025

B. FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 25-0522
Respondent: Linda M. Demattia
Address of Violation: 1104 Wild Holly Drive
Code Officer: Dena Joseph
First Notified: 2/28/2025

Compliance: Yes

Cited for violation(s) - City of Port Orange Land Development Code, Chapter 16 (Miscellaneous Regulations), Section 1 (Accessory Uses and Structures), (e) Outside Storage (c).

4. **CEB Case No.:** 25-2750
Respondent: BBKD LLC
Address of Violation: 5865 Ridgewood Avenue
Code Officer: Scott Allman
First Notified: 10/6/2025

Compliance: Yes

Cited for violation(s) - City of Port Orange Land Development Code, Chapter 17 (Zoning District Regulations), Section 25 Ridgewood Development (RD) District, (b) Permitted Uses. City of Port Orange Land Development Code, Chapter 3 (Administration), Section 2 Development Order and Development Permit Required, (e) In General. City of Port Orange Land Development Code, Chapter 16 (Miscellaneous

Regulations), Section 1 (Accessory Uses and Structures), (b) Permitted Uses and/or Principal Structure Required.

5. **CEB Case No.:** 25-2970

Respondent: KEM Associates LLP

Address of Violation: 1195 Dunlawton Avenue

Code Officer: Scott Allman

First Notified: 9/18/2025

Compliance: No

Cited for violation(s) - City of Port Orange Code of Ordinances, Chapter 14, Article 7, Section 14-318 (B) (3). City of Port Orange Code of Ordinances, Chapter 14, Article 7, Section 14-37 (A) (3). City of Port Orange Code of Ordinances, Chapter 14, Article 7, Section 14-314 (D) (5). City of Port Orange Code of Ordinances, Chapter 14, Article 7, Section 14-315 (A).

C. ORDER IMPOSING FINE/LIEN

6. **CEB Case No.:** 25-0807

Respondent: Khosrow Khosrovani

Address of Violation: 4189 Ridgewood Avenue

Code Officer: Kristi Jones

First Notified: 6/16/2025

Compliance: Yes

Cited for violation(s) - Code of Ordinances Chapter 30 Secion 30-26 Adoption NFPA 01 Chapter 11, Code 11.12.1 - Agency Having Jurisdiction, Authorization for permits. Code of Ordinances Chapter 30 Secion 30-26 Adoption NFPA 01 Chapter 11, Code 11.1.5 Extension Cords. Code of Ordinances Chapter 30 Secion 30-26 Adoption NFPA 01 Chapter 11, Code 11.1.2.3 - Permanent wiring abandoned. Code of Ordinances Chapter 30 Secion 30-26 Adoption NFPA 01 Chapter 11, Code 11.1.8 - Covers compatible with the box or conduit body.

7. **CEB Case No.:** 25-3024

Respondent: Everett Wicker

Address of Violation: 711 Fieldstone Avenue

Code Officer: Jackson Concepcion

First Notified: 11/17/2025

Compliance: No

Cited for violation(s) - Chapter 42, (Nuisances), Article II (Garbage, Junk and Undergrowth), Section 42-26 (Cleanliness of property generally - duty of owner), (d) (Maintenance of improved residential lots) of the City of Port Orange Code of Ordinances.

D. ADJOURNMENT

NOTICES – PURSUANT TO SECTION 286.0105 OF THE FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY DOES NOT PREPARE OR PROVIDE SUCH A RECORD.



FOR SPECIAL ACCOMMODATIONS, PLEASE NOTIFY THE CITY CLERK'S OFFICE (PHONE: 386-506-5563) AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING OR HEARING DATE.



HELP FOR THE HEARING IMPAIRED IS AVAILABLE THROUGH THE ASSISTIVE LISTENING SYSTEM RECEIVERS CAN BE OBTAINED FROM THE CITY CLERKS' OFFICE.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE CITY CLERK FOR THE CITY OF PORT ORANGE, 1000 CITY CENTER CIRCLE, PORT ORANGE, FLORIDA 32129, TELEPHONE NUMBER 386-506-5563, CITYCLERK@PORT-ORANGE.ORG, AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING OR HEARING DATE. IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 7-1-1 or 1-800-955-8771.

UPON REQUEST BY A QUALIFIED INDIVIDUAL WITH A DISABILITY, THIS DOCUMENT WILL BE MADE AVAILABLE IN AN ALTERNATE FORMAT. IF YOU NEED TO REQUEST THIS DOCUMENT IN AN ALTERNATE FORMAT, PLEASE CONTACT THE CITY CLERK WHOSE CONTACT INFORMATION IS PROVIDED ABOVE.